

Interim Formula Calculator Line Item Descriptions

This document lists all Line Item descriptions used within the Interim Formula Calculator. It is divided into three sections: **Subsidy Calculator** worksheet, **Utility Helper** worksheet, and **Subsidy Summary** worksheet.

Subsidy Calculator

Line Item and Name	Description
HA Code and Project Number	Housing Authority Code with unique Project Number that covers the projects for which the Interim Formula Calculator is completed.
HA Name	Housing Authority name that corresponds to HA Code and Project Number.
Number of Units	Enter the total number of dwelling units in the projects covered. A unit is considered available for occupancy from the date established as the End of Initial Operating Period (EIOP) for the project until the time the unit is approved by HUD for deprogramming and is vacated or approved for nondwelling use.
Unit Months Available	UMAs. Enter the product of Project Units multiplied by the number of months the units will be available for occupancy during the subject fiscal year. (Note: The number of UMAs shown on all forms used to calculate Operating Fund Subsidy, as well as the Operating Budget, form HUD-52564, must be the same.) UMAs associated with long-term vacant units will not be included.
PUM	Per Unit Month
Line Item 1. Allowable Expense Level (AEL)	(1) 1.36% reduction to large PHA AELs with no AEL reduced below 85% of its FHA AEL; (2) PHAs with under 250 units AELs brought up to 85% of FHA*; and (3) PHAs with 250-499 units AELs brought up to 70% of FHA*. *Use 120% of FHA AEL if FY 2000 AEL is greater than 120% of FHA AEL.
Line Item 2a. Line Item 1 multiplied by .005	The product of Line Item 1 multiplied by .005.

Line Item and Name	Description
Line Item 2b. Delta from form HUD-52720-B, if applicable	Enter the delta if a PHA/IHA has experienced a change in the number of its units in excess of 5 percent or 1,000 units, whichever is less, since the last adjustment was made to the Allowable Expense Level using form HUD-52720-B.
Line Item 3. Flood Insurance Premiums	This amount should be determined by dividing Line 27 of form HUD-52723 by the UMAs for the subject fiscal year.
Line Item 4. Total of Line Items 1, 2a, 2b, and 3	Calculation: Line Item 1 + Line Item 2a + Line Item 2b + Line Item 3
Line Item 5. Inflation Factor	The HUD-supplied weighted average percentage increase in local government wages and salaries for the area in which the PHA is located and non-wage expenses. (Do not round.)
Line Item 6. Revised allowable expense level (AEL)(Line Item 4 times Line Item 5)	Calculation: Line Item 4 * Line Item 5
Line Item 6a. Transition Funding	Funding for excessively high-cost PHAs.
Line Item 6b. Increase to AEL	Reserved. Inoperative without specific instructions.
Line Item 7. Cost of Independent Audit (IA) during subject fiscal year	Enter the actual cost chargeable to the management phase of PHA's owned rental housing projects during the fiscal year for an Independent Audit (IA).
Line Item 8. Costs attributable to deprogrammed units	Enter the estimated costs attributable to deprogrammed units which have been excluded from the UMAs shown in the heading of this form. These costs must not be included in any other element of the calculation of the Operating Fund Subsidy.

Line Item and Name	Description
Line Item 9. Total Allowable Expenses and Additions	Calculation: Line Item 6 + Line Item 6a + Line Item 6b + Line Item 7 + Line Item 8
Line Item 10. Allowable Utilities Expense Level	Estimated PUM cost of consumption for subject fiscal year.
Line Item 11a. Total Rent Roll- as of <i>(blank one)</i>	Date of the Rent Roll must not be earlier than the first day of the month which is six months prior to the subject fiscal year or later than the first day of the month immediately preceding the subject fiscal year. Please enter in MM/DD/YYYY format.
Line Item 11a. Total Rent Roll- as of <i>(blank two)</i>	Enter the total net dwelling rental charges (recurring monthly dwelling rent less the utility reimbursements) for units occupied by eligible lower-income families, rounded to the nearest dollar, from the Rent Roll for the first day of the month immediately preceding the month in which the corresponding operating budget or PFS forms are submitted to HUD.
Line Item 11b. Number of Occupied Units as of Rent Roll Date	Enter the number of units occupied by eligible lower-income families as of the date of the Rent Roll used in Line Item 11a.
Line Item 11c. Average Monthly Dwelling Rental Charge per Unit for Current Year	Calculation: Line Item 11a (blank two) / Line Item 11b
Line Item 12a. Average Monthly Dwelling Rental Charge per Unit for First Immediate Prior Budget Year	Monthly dwelling rental charges for units occupied by eligible lower-income families.
Line Item 12b. Average Monthly Dwelling Rental Charge per Unit for Second Immediate Prior Budget Year	Monthly dwelling rental charges for units occupied by eligible lower-income families.

Line Item and Name	Description
Line Item 12c. Three-Year Average Monthly Dwelling Rental Charge per Unit	<p>Average of current year and prior two budget years Average Monthly Dwelling Rental Charge per Unit.</p> <p>For example, if the current year is 2000, the three-year average monthly dwelling rental charge per unit would be the average of Line 14, form HUD-52723, for 1998, 1999, and 2000.</p>
Line Item 12d. Average of Line Items 11c and 12c	<p>Rental income approach that allows PHAs to retain 50% of increases in rental income.</p> <p>Calculation: (Line Item 11c + Line Item 12c)/2</p>
Line Item 13. Average Monthly Dwelling Rental Charge per Unit	The lesser of Line Item 11c and Line Item 12d.
Line Item 14. Dwelling Rental Income Adjustment Factor	Dwelling Rental Income Adjustment Factor percentage for the budget year.
Line Item 15. Projected Occupancy Percentage	<p>Enter the Projected Occupancy Percentage in decimal format.</p> <p>For example, enter .97 for 97%.</p>
Line Item 16. Projected Average Monthly Dwelling Rental Income per Unit	<p>Calculation:</p> <p>Line Item 13 * Line Item 14 * Line Item 15</p>
Line Item 17. Excess Utilities	Enter that amount expected to be charged to tenants for excess utility consumption of PHA supplied utilities for the subject fiscal year. The charges projected should reflect the previous year's actual experience coupled with known factors that would increase or decrease that amount.

Line Item and Name	Description
Line Item 18. Nondwelling Rental (new definition)	Enter that amount expected to be charged to tenants for excess utility consumption for PHA supplied utilities and the expected charges to leasees of dwelling units used for non-dwelling use for the subject fiscal year. The projected charges should reflect the previous year's actual experience coupled with known factors that would increase or decrease that amount.
Line Item 19. Other Income	Income from rent billed to lessees of dwelling units rented for nondwelling purposes, and from charges to residents for excess utility consumption for PHA supplied utilities. Calculation: Line Item 17 + Line Item 18
Line Item 20. Total Operating Receipts	Calculation: Line Item 16 + Line Item 19
Whole Dollars	Total dollar amount of current fiscal year, not PUM. $\text{Whole Dollars} = \text{PUM} * \text{UMAs}$
Line Item 21. Total Operating Subsidy before Resident Participation and Other Add-ons	Calculation: (Line Item 9 + Line Item 10 - Line Item 20) * UMAs
Line Item 22. Resident Participation Funding	Calculation: \$25 * Line Item 22c
Line Item 22a. Number of Occupied Units	Same as Line Item 11b.
Line Item 22b. Units occupied by PHA Employees and Police Officers	According to regulatory text, resident participation will include funding for those units occupied by PHA employees and police officers.

Line Item and Name	Description
Line Item 22c. Total Occupied Units for Resident Participation	Calculation: Line Item 22a + Line Item 22b
Line Item 23. FICA Contributions	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 24. Unemployment Compensation	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25. Total Other	Calculation: Line Item 25a + Line Item 25b + Line Item 25c + Line Item 25d + Line Item 25e + Line Item 25f + Line Item 25g
Line Item 25a. Add-on for Family Self Sufficiency Program	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25b. Other Add-ons for Federal law or regulations	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25c. Unit reconfiguration	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25d. Non-dwelling units	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25e. Long-term vacant units	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25f. Phase-down for demolitions	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 25g. Other approved funding, not Federal law or regulations	Enter the amount, if any, of additional costs resulting from changes in Federal law or regulation.
Line Item 26. Total Add-ons	Calculation: Line Item 22 + Line Item 23 + Line Item 24 + Line Item 25
Line Item 27. Total Operating Subsidy before Resident Participation and Other Add-ons	Same as Line Item 21.

Line Item and Name	Description
Line Item 28. Resident Participation Funding	Same as Line Item 22.
Line Item 29. Other Add-ons	Calculation: Line Item 26 - Line Item 22
Line Item 30. Operating Fund Subsidy Eligibility before Utility Adjustment	Calculation: Line Item 27 + Line Item 28 + Line Item 29
Line Item 31. Utility Adjustment	Adjustment for Utility Consumption and Rates.
Line Item 32. Operating Fund Subsidy Eligibility after Utility Adjustment	Calculation: Line Item 30 + Line Item 31

Utility Helper

Line Number and Name	Description
No corresponding Line Number (<i>Type columns</i>)	Enter fuel type here.
Line 01	Unit months available and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.
Line 01 (<i>Unit Months Available column</i>)	Unit months available for old projects for 12 month period which ended 12 months before the Requested Budget Year.
Line 01 (<i>Consumption columns</i>)	Actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.
Line 02	Unit months available and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.
Line 02 (<i>Unit Months Available column</i>)	Unit months available for old projects for 12 month period which ended 24 months before the Requested Budget Year.
Line 02 (<i>Consumption columns</i>)	Actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.
Line 03	Unit months available and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.
Line 03 (<i>Unit Months Available column</i>)	Unit months available for old projects for 12 month period which ended 36 months before the Requested Budget Year.
Line 03 (<i>Consumption columns</i>)	Actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.
Line 04	Accumulated unit months available and actual consumption of old projects.
Line 04 (<i>Unit Months Available column</i>)	Calculation: (Accumulated UMAs of old projects) Line 01 + Line 02 + Line 03

Line Number and Name	Description
Line 04 (<i>Consumption columns</i>)	Calculation: (Accumulated actual consumption of old projects) Line 01 + Line 02 + Line 03
Line 05	Estimated unit months available for old projects for Requested Budget Year.
Line 05 (<i>Unit Months Available column</i>)	Estimated unit months available for old projects for Requested Budget Year.
Line 06	Ratio of unit months available for old projects.
Line 06 (<i>Unit Months Available column</i>)	If the cell reads ERROR, There is an error in either Line 01, 02, 03, or 05. The ratio of unit months available for old projects should be 3.
Line 07	Estimated unit months available and consumption for old projects for Requested Budget Year.
Line 07 (<i>Unit Months Available column</i>)	Estimated unit months available for old projects for Requested Budget Year.
Line 07 (<i>Consumption columns</i>)	Estimated consumption for old projects for Requested Budget Year.
Line 08	Estimated unit months available and consumption for new projects.
Line 08 (<i>Unit Months Available column</i>)	Estimated unit months available for new projects.
Line 08 (<i>Consumption columns</i>)	Estimated consumption for new projects.
Line 09	Total estimated unit months available and consumption for old and new projects for Requested Budget Year.
Line 09 (<i>Unit Months Available column</i>)	Total estimated unit months available for old and new projects for Requested Budget Year.
Line 09 (<i>Consumption columns</i>)	Total estimated consumption for old and new projects for Requested Budget Year.

Line Number and Name	Description
Line 10	Estimated cost of consumption on Line 09 for Requested Budget Year. If there is no consumption for a specific column, enter 0 for that column.
Line 10 (<i>Consumption columns</i>)	Estimated cost of consumption on Line 09 for Requested Budget Year. If there is no consumption for a specific column, enter 0 for that column.
Line 11	Total estimated cost for Requested Budget year.
Line 11 (<i>Unit Months Available column</i>)	Total estimated cost for Requested Budget year.
Line 12	Estimated per unit month cost of consumption for Requested Budget Year (Allowable Utilities Expense Level).
Line 12 (<i>Unit Months Available column</i>)	Estimated per unit month cost of consumption for Requested Budget Year (Allowable Utilities Expense Level).
Line 12a	Rate or unit price used to compute the estimated costs shown for each utility or fuel on Line 10
Line 12a (<i>Consumption columns</i>)	Rate or unit price used to compute the estimated costs shown for each utility or fuel on Line 10
Line 12b	Unit of consumption (e.g. therms, kilowatt hour, gallons, cubic feet, 100 cubic feet, tons, flat rate, other) which relates to the consumption shown for each utility or fuel on Lines 01 thru 04.
No corresponding Line Number (<i>Type columns</i>)	Enter fuel type here.
Line 13	Actual utility costs for the fiscal year for which adjustment is requested.
Line 13 (<i>Totals column</i>)	Actual utility costs for the fiscal year for which adjustment is requested.
Line 13 (<i>Cost and Consumption columns</i>)	Actual utility costs for the fiscal year for which adjustment is requested.
Line 14	Actual consumption for the fiscal year for which adjustment is requested.
Line 14 (<i>Cost and Consumption columns</i>)	Actual consumption for the fiscal year for which adjustment is requested.
Line 15	Actual average rate.
Line 15 (<i>Cost and Consumption columns</i>)	Actual average rate.

Line Number and Name	Description
Line 16	Estimated consumption for old and new projects for the fiscal year for which adjustment is required.
Line 16 (<i>Cost and Consumption columns</i>)	Estimated consumption for old and new projects for the fiscal year for which adjustment is required.
Line 17	Costs of estimated consumption at average rate.
Line 17 (<i>Totals column</i>)	Costs of estimated consumption at average rate.
Line 17 (<i>Cost and Consumption columns</i>)	Costs of estimated consumption at average rate.
Line 18	Line 17, Totals column, times 0.75.
Line 18 (<i>Totals column</i>)	Line 17, Totals column, times 0.75.
Line 19	Line 13, Totals column, times 0.25.
Line 19 (<i>Totals column</i>)	Line 13, Totals column, times 0.25.
Line 20	Total utility costs includable in Operating Subsidy Calculation.
Line 20 (<i>Totals column</i>)	Total utility costs includable in Operating Subsidy Calculation.
Line 21	Total estimated cost for the fiscal year for which adjustment is requested.
Line 21 (<i>Totals column</i>)	Total estimated cost for the fiscal year for which adjustment is requested.
Line 22	Utility adjustment before proration.
Line 22 (<i>Totals column</i>)	Utility adjustment before proration.
Line 23	Proration Factor for year corresponding to Utility Adjustment. Enter .97 for 97%.
Line 23 (<i>Totals column</i>)	Proration Factor for year corresponding to Utility Adjustment. Enter .97 for 97%.
Line 24	Utility Adjustment after Proration.
Line 24 (<i>Totals column</i>)	Utility Adjustment after Proration.

Subsidy Summary

Line Name	Description
Total Operating Subsidy before Resident Participation & Other Add-ons (<i>second column</i>)	UMAs